



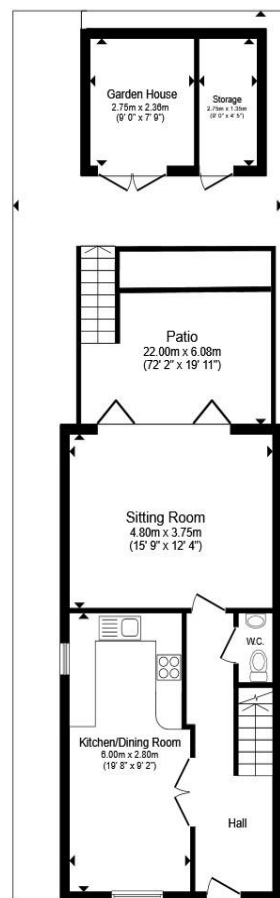
Grosvenor Road, Epsom KT18 6JB

welcome to

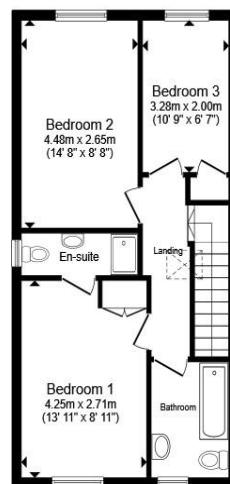
Grosvenor Road, Epsom

Modern, stylish and beautifully presented, this impressive three-bedroom end of terrace home is just three years old and enjoys a prime position close to Epsom Downs Racecourse. Offering over 1,120 sq. ft. of accommodation, off-street parking, and a fully powered garden office.





Ground Floor



First Floor



Set within a highly sought-after location close to the iconic Epsom Downs Racecourse, this exceptional three-bedroom end of terrace family home offers contemporary living at its finest, having been constructed just three years ago and benefiting from the remainder of a 10-year new build warranty with approximately seven years remaining.

Presented in stunning condition throughout, the property boasts over 1,120 sq. ft. of stylish and well-planned accommodation. The ground floor features a welcoming entrance hall, a modern fitted kitchen/dining room, convenient downstairs cloakroom and a superb rear reception room with direct access to the garden, creating the perfect space for both family living and entertaining.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, alongside a contemporary family bathroom.

Externally, the property continues to impress with a landscaped rear garden featuring a large, fully powered outbuilding, ideal for use as a home office, gym, studio or hobby room. To the front, there is off-street parking for multiple vehicles.

Situated within easy reach of Epsom Downs, local schools, amenities and transport links, this fantastic home combines modern convenience with a desirable location, making it an ideal purchase for families, professionals and downsizers alike.

Total floor area 104.2 m² (1,122 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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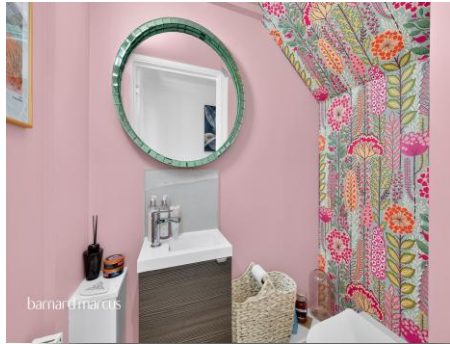
- Stunning End-of-Terrace Family Home
- Three Bedrooms
- Family Bathroom, En-Suite & Ground Floor W.C
- Spacious Living Room with Bi-fold Doors to Garden
- Landscaped Rear Garden with Fully Powered Outbuilding
- Off Street Parking for Multiple Cars
- Close to the Iconic Epsom Downs Racecourse

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110093



Property Ref:

EPS110093 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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